

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93-95		MILTON ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	PONTE JOHN JR			
Owner 2:				
Owner 3:				
Street 1:	43 MOUNT PLEASANT ST			
Street 2:				
Twn/City:	NORTH BILLERICA			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01862		Type:	

PREVIOUS OWNER

Owner 1:	PONTE JOANNE ETAL/ TRS -		
Owner 2:	JOHN PONTE REVOCABLE TRUST -		
Street 1:	7941 LORRAINE RD		
Twn/City:	SARASOTA		
St/Prov:	FL	Cntry	
Postal:	34241		

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, Sizing: primarily 119 Sq. Ft. and 2820 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 Half Bath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		5186		Sq. Ft.	Site		0	80.	1.11	1									460,463						460,500		
Total AC/HA: 0.11905			Total SF/SM: 5186			Parcel LUC: 104		Two Family			Prime NB Desc		ARLINGTON						Total:		460,463	Spl Credit				Total:		460,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

1,053,600 /

1,053,600

1,053,600 /

1,053,600

1,053,600 /

1,053,600



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	3953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5186.000	586,600	6,500	460,500	1,053,600		3953
							GIS Ref
							GIS Ref
Total Card	0.119	586,600	6,500	460,500	1,053,600	Entered Lot Size	GIS Ref
Total Parcel	0.119	586,600	6,500	460,500	1,053,600	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		373.68	/Parcel:	373.68	Land Unit Type:	02/28/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	586,600	6500	5,186.	460,500	1,053,600		Year end	12/23/2021
2021	104	FV	560,400	6500	5,186.	460,500	1,027,400		Year End Roll	12/10/2020
2020	104	FV	560,700	6500	5,186.	460,500	1,027,700	1,027,700	Year End Roll	12/18/2019
2019	104	FV	415,400	6500	5,186.	489,200	911,100	911,100	Year End Roll	1/3/2019
2018	104	FV	415,400	6500	5,186.	356,900	778,800	778,800	Year End Roll	12/20/2017
2017	104	FV	391,600	5100	5,186.	310,800	707,500	707,500	Year End Roll	1/3/2017
2016	104	FV	391,600	5100	5,186.	264,800	661,500	661,500	Year End	1/4/2016
2015	104	FV	349,900	5100	5,186.	259,000	614,000	614,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONTE JOANNE ET	78780-536	1	9/27/2021	Family	924,151	No	No		1/2 INTEREST
PONTE JOHN/ TRU	44388-230		12/29/2004	Family	99	No	No		
PONTE JOHN JR	44388-228		12/29/2004	Family	99	No	No		John Ponte Jr 1/3 interest--> trust
PONTE JOHN & SU	26746-28		10/15/1996		99	No	No		John & Suzana put their 2/3 interest into a t
PONTE JOHN & SU	20672-311		7/24/1990	Convenience	99	No	No		
ANDERSON STEPHE	10238-346		3/27/1963	Family	7,500	No	No		
BROSNAN DANIEL	9326-155		2/24/1959		23,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	
									11/15/2021	SQ Returned	M
									11/10/2021	SQ Mailed	M
									10/21/2021	Mail Update	JC
									11/2/2018	Mail Update	M
									9/8/2017	MEAS&NOTICE	H
									5/19/2009	Measured	18
									9/21/1999	Mailer Sent	
									9/21/1999	Measured	26
									8/1/1990		PI
									Sign:		

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2021	SQ Returned	MM	Mary M
11/10/2021	SQ Mailed	MM	Mary M
10/21/2021	Mail Update	JO	Jenny O
11/2/2018	Mail Update	MM	Mary M
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

Sign:

VERIFICATION OF VISIT NOT DATA

_____ / _____ / _____

